Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF TRAVIS
The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 16 day of March, 2010.

Notary Public
My commission expires:

Daniel Dameson
My Commission Expires
January 25, 2011

BILL GARRETT, Davidson County
Trans:T20100017870 DEEDWARR
Recvd: 03/26/10 14:59 2 pgs
Fees:13.00 Taxes:839.90
20100326-0022847

02-1003-46863

Address of New Owner:	Send Tax Bills to:	Tax Information
David Ott		173-09-0-A
		140.00CO
605 Sitting Mill Court		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel M. Stephens, Jr. and wife, Carrie Stephens, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Ott and wife, Cameron Ott, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Section One, Lenox Village II, of record in Instrument No. 20030106-0001756, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel M. Stephens, Jr. and wife, Carrie Stephens by deed from Vanessa A. Schimmels and husband, Jason Schimmels and Alan D. Schimmels and wife, Judith G. Schimmels, dated February 1, 2008, recorded February 7, 2008, of record in Instrument No. 20080207-0012736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 605 Sitting Mill Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this 16th day of March, 2010.

Joel M. Stephens, Jr.

Carrie Stephens

STATE OF TX
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel M. Stephens, Jr. and Carrie Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 16 day of March, 2010.

Notary Public

Daniel Dameson
My Commission Expires
January 25, 2011

My Commission expires